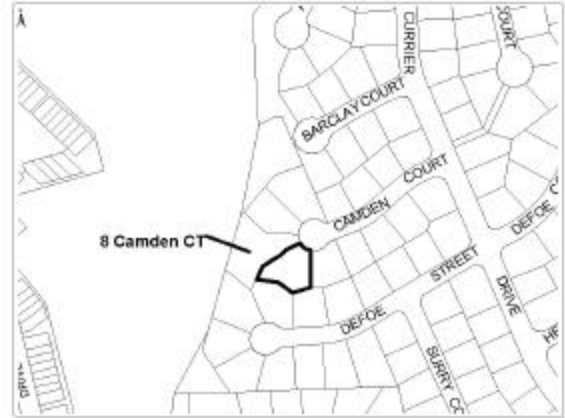


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**April 17, 2001
MEETING NO. 04-01**

APPLICATION:	HDC01-0182
DATE FILED:	March 8, 2001
APPLICANT/	Craig & Pamela Tadken
OWNER:	8 Camden Court Rockville, MD 20850



PROPERTY DESCRIPTION:

The core of this single-family residence, known as the Wootton's Mill Miller's house, is a log cabin built ca. 1790. The log structure is typical of a late 18th century frontier building. It is built on fieldstone foundations and the exposed log walls have V-notched corners with concrete chinking which has been painted beige. The original cabin is three bays across and 1½ stories but it has been expanded many times. A two-story frame addition was constructed in the mid-1800s to incorporate the log cabin as its northern section. Dormer windows were installed later in the cabin's loft bedroom. The cabin and first addition were restored by the Veirs family and the house was further enlarged after 1938. The house was again renovated in 1997 when Mitchell and Best Homebuilders purchased it and created a new subdivision with 14 additional new houses. The property at 8 Camden Court was designated as a local historic district in December 2000.

PREVIOUS ACTIONS AT THIS ADDRESS:

BLD97-02650	Demolition of garage, issued 11/15/96
BLD97-02939	Add garage and porch, exterior renovations, issued 4/29/97

REQUEST:

The Applicant requests a Certificate of Approval to replace existing single-pane windows with new vinyl windows. The old windows are rotting, the glazing and paint is peeling, and the single panes are inefficient. Windows in the old cabin will not be replaced. The new replacement windows will be visually similar to the existing windows - white, double hung, six over six.

Panes in some of the upstairs windows have a mixture of old poured and new glass and they will be salvaged to eventually replace newer glass panes in windows in the old cabin section and in the dining room.



8 Camden Court



STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends approval of the replacing the windows because of their deterioration and poor function. It is HDC policy that replacements should be in-kind when feasible although synthetic materials may be acceptable if other requirements are met. In addition, divided lights should be used that match the original windows.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

This property exemplifies the economic industrial and historical heritage of the City by its identification with early county settlement and with the milling industry, and is identified with the locally prominent Veirs and Wootton families, and with William Henry Holmes, an internationally distinguished anthropologist and artist. The house was originally part of a large parcel of land owned by Dr. Thomas Sprigg Wootton. Dr. Wootton settled this area before 1771 and is known as the “Father of Montgomery County” for his leadership and representation of the county during the revolutionary period. The land was owned by the Wootton family until 1868.

The log structure, originally owned by the Woottons and used as the miller’s residence, is a late 18th century remainder of a once flourishing saw and grist mill complex which operated on the site from approximately 1813 to 1905. It is a significant architectural entity in the City as it is the only exposed log structure in Rockville. The Federal Agricultural Census listed a miller and his 15 children as tenants of the cabin in 1850.

Between 1905 and 1917, the dwelling and surrounding twelve acres of the mill property was the summer retreat of William Henry Holmes. He named the property “Holmescroft”. Holmes was one of the earliest curators of the Smithsonian Institution and an accomplished artist who painted watercolor landscapes of the property which are part of the American Inventory of Paintings of the Smithsonian Museum. A two-story frame addition, including two bedrooms, a dining room, kitchen and narrow staircase was built in 1915 by Holmes and incorporated the old log structure.

The house was also owned by two generations of the Veirs family, starting in 1919. Charles Veirs, a member of another prominent Rockville area family already owned the 144-acre farm on the west side of Watt’s Branch when he purchased the house. The Veirs further expanded the miller’s house after 1938. Suburban development gradually closed in on the house and the property was again renovated and enlarged when it became part of a new subdivision in the late 1990s.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

Prior to its designation as a historic district, several windows in the bedrooms were replaced with new windows. The new section of the kitchen and master bathroom all have new windows. The

windows selected will look similar to the existing windows in that they will be white, six over six, and double hung.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The replacement windows will be compatible with existing windows in design, scale, proportion, arrangement, texture and materials.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends approval of the replacement windows. This recommendation is based on the Secretary of the Interior Standards for Rehabilitation, Number 6, which states that:

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.